CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

ASSIGNEE'S SALE

OF VALUABLE REAL ESTATE NEAR EMMITSBURG IN FREDERICK COUNTY

By virtue of the power of sale contained in a Mortgage of Viking Ventures, Inc., a body corporate, to Merte F. Keilhottz and Adah M. Keilholtz, his wife, dated May 8, 1970 and recorded in Liber 824, folio 208, etc., among the Land Records of Frederick County, Maryland, said Mortgage having been assigned to the undersigned Assignee for the purpose of foreclosure, default having occurred in the terms and conditions of the said Mortgage, the undersigned will offer for sale at the Court House Door in Frederick City, Frederick County, Maryland, on

FRIDAY, AUGUST 30th, 1974

AT 11:00 O'CLOCK A.M.

all that tract of land consisting of 114 acres, more or less and being on the North and South sides of Annandale Road, approximately 3 miles West of the Town of Emmitsburg, Emmitsburg District.

It being the same parcel of land described and conveyed in a Deed from Merle F. Keilholtz and Adah M. Keilholtz, his wife, to Viking Ventures, Inc., dated May 8, 1970, and recorded in Liber 823, folio 497, among the Land Records of Frederick County. Property is shown on Assessment Map 8, Block 4, Parcel 3.

Property is improved with 2-1/2 story frame asbestos shingled dwelling, metal roof, having 6 rooms, 2 halls, full bath, 2 fireplaces, concrete basement, oil-fired hot water heat, 2 enclosed porches, modern kitchen with bar, two-car detached garage, pole barn and other out buildings. Tom's Creek (mountain stream) runs through most of the farm. Improvements enclosed with board fence and property is serviced with municipal water. Property is located at foot hills of Catoctin Mountains.

AUCTIONEER'S NOTE: For more particulars and showing, contact undersigned auctioneer.

POSSESSION: Immediate upon final settlement.

TERMS OF SALE: A deposit of Ten Thousand (\$10,000.00) Dollars in cash or check acceptable to Assignee at time of sale, balance in cash within five (5) days after ratification of sale by the Court. Interest to be paid on unpaid purchase money from date of ratification to date of settlement. Taxes and all public charges to be adjusted to date of settlement. All costs of criveyancing, including documentary and transfer taxes, to be at the expense of the purchaser or purchasers.

WILLIAM L. HAUGH, ESQ. of OFFUTT & HAUGH, P.A. 22 West Second Street Frederick, Maryland 21701

ATTORNEYS

W. JEROME OFFUTT, ASSIGNEE 22 West Second Street Frederick, Maryland 21701 301-662-8248 or 301-948-5633

15 North Court Street Frederick, Maryland

This is to certify that the annexed Assignee's Sale Advertisement was published in The News & Post ax newspaperSpublished in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 15 days prior to sale, and the last such publication being made not more than one week prior to 30th day of August 19 74.

THE NEWS-POST

Per Mary Com Eader

ASSIGNEE'S EXHIBIT B.

- Tillet September 9, 1974